

1943 Profile of the Hell's Kitchen, Manhattan area

from the 1943 *New York City Market Analysis*



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MANHATTAN 4

Hell's
Kitchen

Hell's Kitchen is filled with the New York Central's freight line and sidings



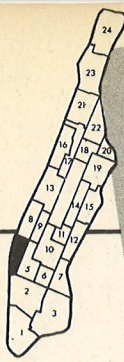
West 21st Street at 10th Avenue



Tenth Avenue from West 35th Street looking south



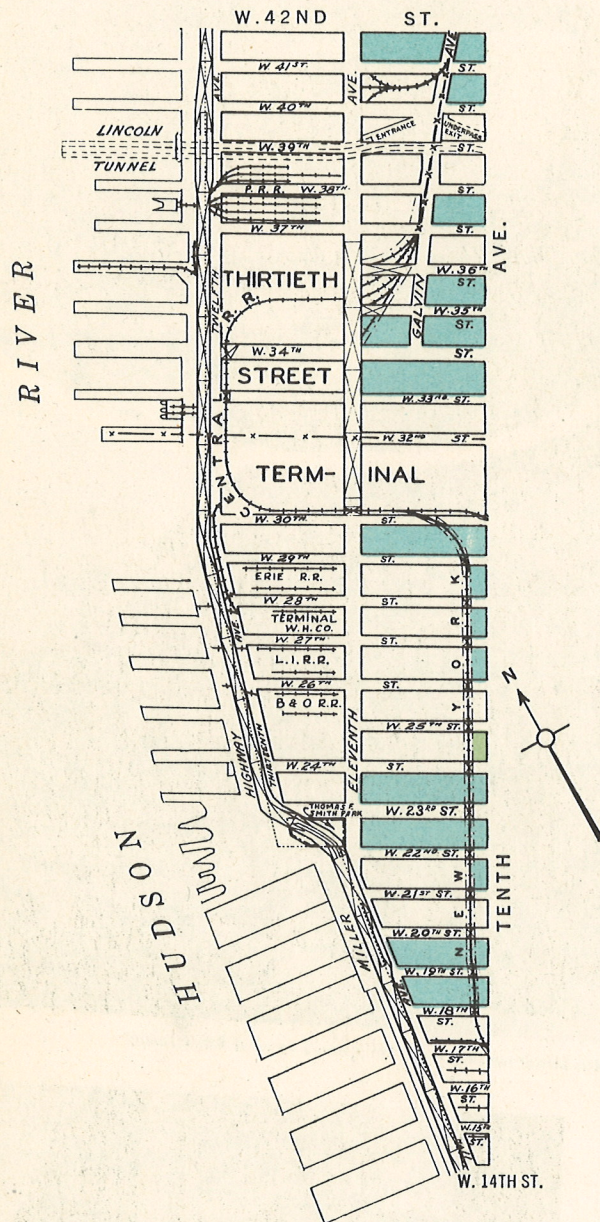
Eleventh Avenue at West 23rd Street facing north



NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

MANHATTAN 4 Hell's Kitchen



POPULATION	3,012
(larger than Flemington, N. J.)	
Native white	2,042
Foreign-born white	958
Negro	5
Other races	7

Italians, with scattered Irish, Germans, and other Central Europeans, make up the foreign-born.

FAMILIES	836
—owner families	14
—tenant families	822

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	3
100-149	6,000-9,999	3
75- 99	4,500-5,999	—
50- 74	3,000-4,499	4
30- 49	1,800-2,999	85
40- 49	2,400-2,999	4
30- 39	1,800-2,399	81
Under 30	Under 1,800	708
Unknown		33

Median family expenditure	\$1,295
Average family expenditure	\$1,414

RESIDENTIAL STRUCTURES	131
—one-family houses	11
—two-family houses	11
—three-or-more-family houses	109

Hell's Kitchen is a tiny segment of the New York market. Every year the railroad yards and warehouses crowd out more residents. Eventually its Tenth Avenue tenements will succumb to commerce. More than 60% of its population abandoned Hell's Kitchen between the 1930 and the 1940 Census.

This district is not an important retail market. More than 700 of its 836 families spend under \$30 for rent. But its freight terminals and Hudson River piers clear a large part of the merchandise moving to and from the Jersey seaboard and the West.